KARL F. DEAN
MAYOR

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
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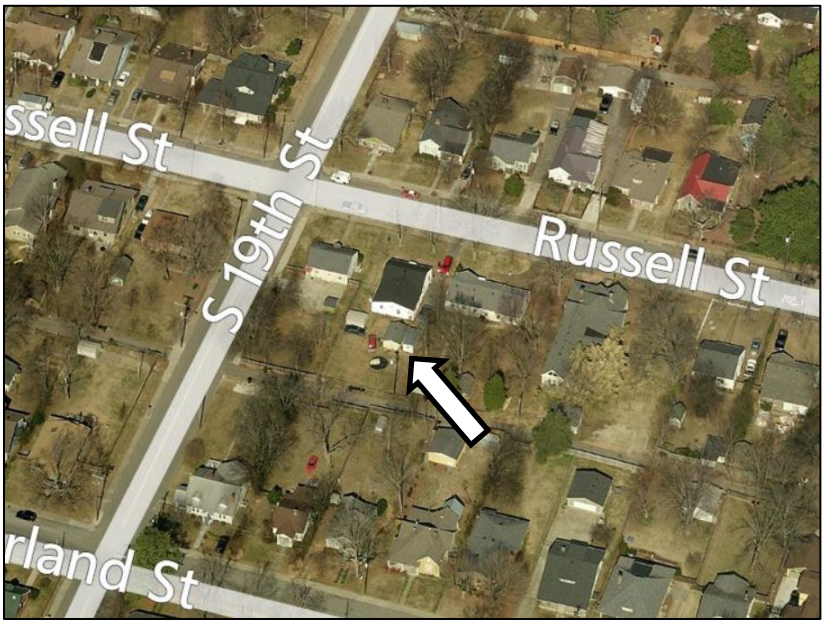
STAFF RECOMMENDATION
1902 Russell Street
January 16, 2013

Application: New construction – accessory building and reduced setbacks
District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Council District: 06
Map and Parcel Number: 08314015500
Applicant: Jamie Pfeffer, Architect
Project Lead: Sean Alexander, sean.alexander@nashville.gov

Description of Project: The applicant proposes to construct a new accessory building at the rear of the lot. The building will be one and one-half stories and twenty-four feet (24') tall, with a six hundred, eighty square foot (680 sq. ft.) footprint. The materials will include: cement-fiber siding, asphalt shingle roof, and a concrete slab foundation. The windows and pedestrian doors will be wood. **Recommendation Summary:** Staff recommends approval of the proposed new accessory building, with the conditions that the foundation line matches the foundation line of the house and that that staff approves the window and door material, finding it to meet the design guidelines for the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.	**Attachments** **A:** Photographs **B:** Site Plan **C:** Floorplans **D:** Elevations

Vicinity Map:

Aerial Map:



Applicable Design Guidelines:
II.B. New Construction

1. Height
   New buildings must be constructed to the same number of stories and to a height which is compatible with the height of adjacent buildings.

   The height of the foundation wall, porch roof, and main roofs should all be compatible with those of surrounding historic buildings.

2. Scale
   The size of a new building; its mass in relation to open spaces; and its windows, doors, openings, and porches should be visually compatible with the surrounding buildings.

   Most historic residential buildings have front porches. To keep the scale appropriate for the neighborhood, porches should be a minimum of 6' deep in most cases.
   Foundation lines should be visually distinct from the predominant exterior wall material. Examples are a change in material, coursing or color.

3. Setback and Rhythm of Spacing
   The setback from front and side yard property lines established by adjacent buildings must be maintained. When a definite rhythm along a street is established by uniform lot width and building width, infill new buildings should maintain the rhythm.

   The Commission has the ability to reduce building setbacks and extend height limitations of the required underlying base zoning for new construction, additions and accessory structures (ordinance no. BL2007-45).

   Appropriate setback reductions will be determined based on:
   - *The existing setback of the contributing primary buildings and accessory structures found in the immediate vicinity;*
   - *Setbacks of like structures historically found on the site as determined by historic maps, site plans or photographs;*
   - *Shape of lot;*
   - *Alley access or lack thereof;*
   - *Proximity of adjoining structures; and*
   - *Property lines.*

   Appropriate height limitations will be based on:
   - *Heights of historic buildings in the immediate vicinity*
   - *Existing or planned slope and grade*

4. Relationship of Materials, Textures, Details, and Material Colors
   The relationship and use of materials. textures, details, and material color of a new building's public facades shall be visually compatible with and similar to those of adjacent buildings, or shall not contrast conspicuously.

   T-1-11- type building panels, "permastone", E.I.F.S. and other artificial siding materials are generally not appropriate. However, pre-cast stone and cement fiberboard siding are approvable cladding materials for new construction; but pre-cast stone should be of a compatible color and texture to existing historic stone clad structures in the district; and cement fiberboard siding, when used for lapped siding, should be smooth and not stamped or embossed and have a minimum of a 5" reveal.
   Shingle siding should exhibit a straight-line course pattern and exhibit a maximum exposure of seven inches (7").

Four inch (4") nominal corner boards are required at the face of each exposed corner.
Stud wall lumber and embossed wood grain are prohibited.
Belt courses or a change in materials from one story to another are often encouraged for large two-story buildings to break up the massing.
When different materials are used, it is most appropriate to have the change happen at floor lines.
Clapboard sided chimneys are generally not appropriate. Masonry or stucco is appropriate.

5. Roof Shape
   The roofs of new buildings shall be visually compatible, by not contrasting greatly, with the roof shape and orientation of surrounding buildings.

   Roof pitches should be similar to the pitches found in the district. Historic roofs are generally between 6/12 and 12/12.

6. Orientation
   The site orientation of new buildings shall be consistent with that of adjacent buildings and shall be visually compatible. Directional expression shall be compatible with surrounding buildings, whether that expression is vertical, horizontal, or non-directional.

7. Proportion and Rhythm of Openings

   The relationship of width to height of windows and doors, and the rhythm of solids *(walls)* to voids *(door and window openings)* in new buildings shall be visually compatible with the surrounding buildings.

   Window openings on the primary street-related or front façade of new construction should be representative of the window patterns of similarly massed historic structures within the district.
   In most cases, every 8-13 horizontal feet of flat wall surface should have an opening (window or door) of at least 4 square feet. More leniencies can be given to minimally visible side or rear walls.
   Double-hung windows should exhibit a height to width ratio of at least 2:1.
   Windows on upper floors should not be taller than windows on the main floor since historically first floors have higher ceilings than upper floors and so windows were typically taller on the first floor.
   Single-light sashes are appropriate for new construction. If using multi-light sashes, muntins should be fully simulated and bonded to the glass, and exhibit an interior bar, exterior bar, as well as a spacer between glass panes.
   Four inch (nominal) casings are required around doors, windows and vents on non-masonry buildings. (Brick molding is only appropriate on masonry buildings.)
   Brick molding is required around doors, windows and vents within masonry walls.

8. Outbuildings
   a. Garages and storage buildings should reflect the character of the existing house and surrounding buildings and should be compatible in terms of height, scale, roof shape, materials, texture, and details.

      Historically, outbuildings were either very utilitarian in character, or (particularly with more extravagant houses) they repeated the roof forms and architectural details of the houses to which they related. Generally, either approach is appropriate for new outbuildings. Brick, weatherboard, and board - and -batten are typical siding materials. Outbuildings with weatherboard siding typically have wide cornerboards and window and door casings (trim). Generally, the minimum roof pitch appropriate for outbuildings is 12:4. Decorative raised panels on publicly visible garage doors are generally not appropriate. Publicly visible pedestrian doors must either be appropriate for the style of

house to which the outbuilding relates or be flat with no panels. Publicly visible windows should be appropriate to the style of the house.

Roof

- *Generally, the eaves and roof ridge of any new accessory structure should not be higher than those of the existing house.*
- *Roof slopes on simple, utilitarian buildings do not have to match the roof slopes of the main structure, but must maintain at least a 4/12 pitch.*
- *The front face of any dormer must be set back at least 2' from the wall of the floor below.*

Windows and Doors

- *Metal overhead doors are acceptable on garages when they are simple and devoid of overly decorative elements typical on high-style wooden doors.*
- *Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels.*
- *Publicly visible windows should be appropriate to the style of the house.*
- *Double-hung windows are generally twice as tall as they are wide and of the single-light sash variety.*

Siding and Trim

- *Exterior siding may match the existing contributing building's original siding; otherwise, siding should be wood or smooth cement-fiberboard lap siding with a maximum exposure of five inches (5"), wood or smooth cement-fiberboard board-and-batten or masonry.*
- *Four inch (4") (nominal) corner-boards are required at the face of each exposed corner.*
- *Stud wall lumber and embossed wood grain are prohibited.*
- *Four inch (4") (nominal) casings are required around doors, windows, and vents within clapboard walls. (Brick molding is not appropriate on non-masonry clad buildings.)*
- *Brick molding is required around doors, windows, and vents within masonry walls.*

b. Garages, if visible from the street, should be situated on the lot as historically traditional for the neighborhood.

Generally new garages should be placed close to the alley, at the rear of the lot, or in the original location of an historic accessory structure.
Lots without rear alleys may have garages located closer to the primary structure. The appropriate location is one that matches the neighborhood or can be documented by historic maps.
Generally, attached garages are not appropriate; however, instances where they may be are:

1. *where they are a typical feature of the neighborhood*
2. *When the location of the attached garage is in the general location of an historic accessory building, the new garage is located in the basement level, and the vehicular access is on the rear elevation.*

c. The location and design of outbuildings should not be visually disruptive to the character of the surrounding buildings.

Background: There is currently a non-contributing house at 1902 Russell Street that was approved for demolition by the MHZC at the August, 2012 commission meeting. A new primary building and one-story accessory building were approved at the November MHZC meeting, but construction has not started.

The applicant intends to continue with the construction of the primary building as approved, but they have revised the accessory building to add an upper half-story.

Analysis and Findings:

The applicant has submitted a new proposal for a one and one-half story accessory building.

Location and Setbacks: The new accessory building will be located in the rear-left corner of the property, with an eight foot (8') rear setback and a four foot, six inch (4'-6") left side setback. This location is similar to that of historic accessory structures, but will require a reduction of the current rear setback of ten feet (10').

Height & Scale: The building will be twenty-four feet (24') tall with an eave height of twelve feet, six inches (12'-6"). The footprint of the building will cover six hundred, eighty square feet (680 sq. ft.), with a thirty foot, six inch (30'-6") wide front elevation. The roof will be five feet lower than the roof of the house, with the eaves matching the height of the eaves on the house. Despite having matching eave heights, the walls of the garage will appear two feet (2') taller because the house will have three courses of split-faced concrete block foundation. Exposing the foundation of the garage would make the perceived wall height of the garage more appropriate.

The primary roof of the accessory building will be a 10:12 side-oriented gable. Front and rear shed-roofed dormers will provide additional usable space in the upperstory, but the building will not be used as a dwelling. These roofs are compatible with those of the house and will meet guideline II.B.5.

Staff finds the location and scale of the new accessory building to be subordinate to the primary building and compatible with surrounding historic buildings, and meet guideline II.B.8.

Materials: The materials will be compatible with those of the house: smooth-faced cement-fiber siding with a five inch (5") exposure, cement-fiber trim, a slab-on-grade foundation, and a gray-brown fiberglass asphalt shingle roof matching the roof on the new house. The windows and pedestrian doors will be wood, and there will be a metal garage door facing the rear alley. The proportion and location of windows and pedestrian doors is appropriate for an accessory building. These materials meet guideline II.B.4. and II.B.8.a.

Recommendation: Staff recommends approval of the proposed new accessory building, with the conditions that the foundation height matches the foundation of the house and that that staff approves the window and door material, finding it to meet the design guidelines for the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.

1902 Russell Street, front. Demolition of this building and approval of the replacement structure were permitted in August 2012.

Non-contributing building at 1902 Russell Street, rear.

INDEX OF DRAWINGS

SHEET	DRAWING TITLE
A1.1	GARAGE

BUILDING DATA

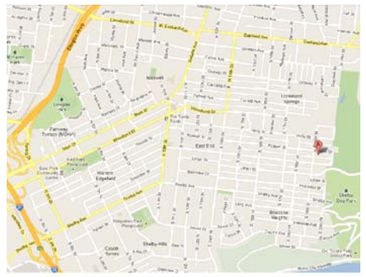
ADDRESS: 1902 RUSSELL STREET
NASHVILLE, TENNESSEE 37206
PARCEL ID: 08314015500
DESCRIPTION: PT LOTS 56 & 57 BLK C PRIEST HOME
LOT AREA: .2 ACRES
DIMENSIONS: 58' X 160'
PROPOSED BUILDING AREAS:
TOTAL LIVING AREA: 2,903 SF

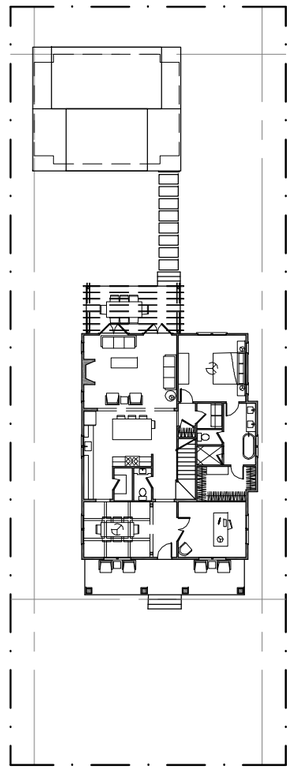
PROJECT TEAM

DEVELOPER
PANTHEON DEVELOPMENT PARTNERS, LLC
615-579-0771
jamie@pantheondevco.com

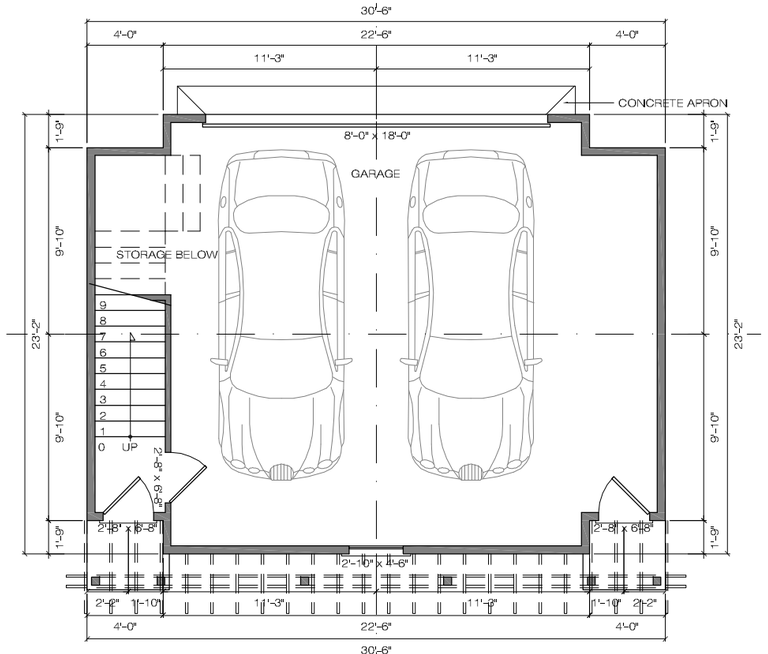
ARCHITECT
PFEFFER TORODE ARCHITECTURE
1123 GLENWOOD AVENUE
NASHVILLE, TN 37204
615-618-3565
jamie@pfeffertorode.com

VICINITY MAP

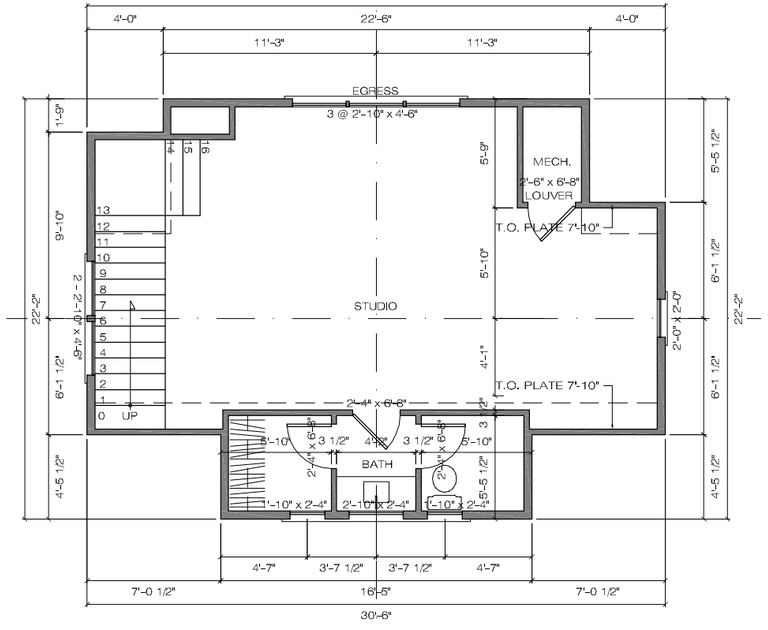




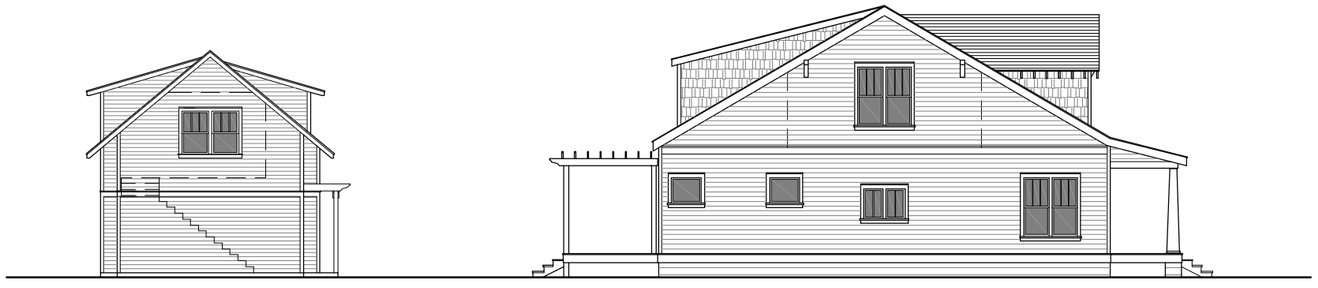
1 SITE PLAN
SCALE 1/32" = 1'-0"



2 LOWER LEVEL PLAN
SCALE 1/8" = 1'-0"



3 UPPER LEVEL PLAN
SCALE 1/8" = 1'-0"



4 SITE SECTION
SCALE 1/16" = 1'-0"

ARCHITECT:
Pfeffer Torode Architecture
1123 Glenwood Avenue, Nashville, Tennessee 37204
615-618-3565
www.pfeffertorode.com

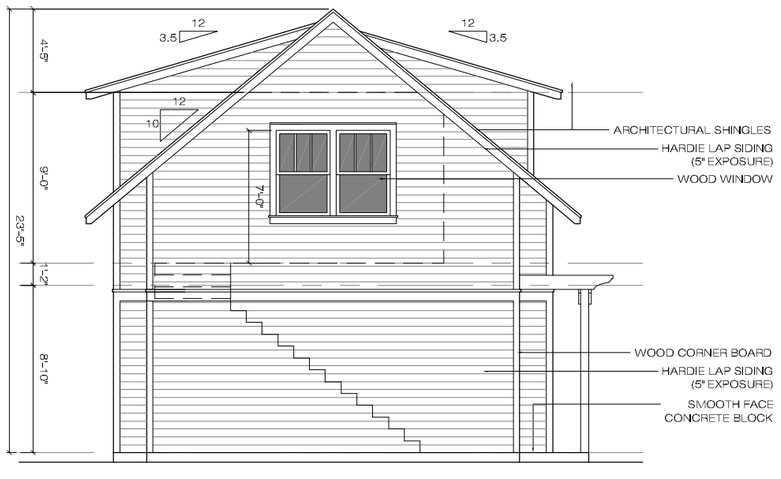
PROJECT:
1902 RUSSELL STREET
NASHVILLE, TENNESSEE 37206

8 JANUARY 2013

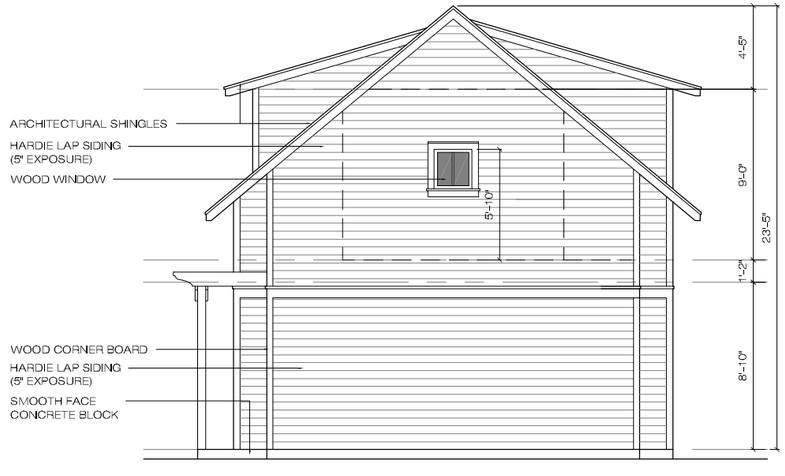
A1.1

1 FRONT ELEVATION
SCALE 1/4" = 1'-0"

2 REAR ELEVATION
SCALE 1/8" = 1'-0"



3 SIDE ELEVATION
SCALE 1/8" = 1'-0"



4 SIDE ELEVATION
SCALE 1/8" = 1'-0"

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A1.2